

Market & 25th

upgsocal.com | 619-354-8525

Ground Lease Opportunity

±21,073 SF Commercial Land

Grant Hill

**MARKET
& 25TH**



THE OFFERING

Market & 25th offers a rare ground lease opportunity in one of San Diego’s fastest-growing urban corridors. Comprised of six contiguous parcels, the site provides exceptional visibility and flexibility for a variety of commercial users.

The property features prominent Market Street frontage, potential alley access, immediate trolley access, and no minimum parking requirements. Its central location offers excellent connectivity to Downtown, the Naval Base, UCSD, UTC, and surrounding neighborhoods.

Surrounded by ongoing growth and investment, **Market & 25th** is ideally suited for retail, restaurant, service, or other commercial ground lease opportunities.

A rare ground lease opportunity in one of San Diego’s fastest-growing urban corridors.

Prime Corner Location

High-visibility corner site with Market Street frontage and potential alley access

Flexible Zoning

CC-3-6 zoning accommodates a wide range of retail, restaurant, service, and mixed-use uses

Connectivity

Near the trolley line with direct access to Downtown, Naval Base, UCSD & UTC

Transit Priority Zone

Located in a Transit Priority Zone with no parking requirements

Surrounding Gentrification

Bordering gentrifying neighborhoods with strong appreciation potential

Strategic Location

Minutes from Downtown, I-5, Hwy 94 & I-15 for excellent regional access



0.48 AC (±21,073 SF)

Parcel Size



CC-3-6

Zoning



\$6,000/MO. GROSS

Lease Rate

IN THE PATH OF DEVELOPMENT

By 2050, the San Diego region is projected to add approximately 1 million residents, 500,000 jobs, and 330,000 new housing units (SANDAG), fueling continued investment and redevelopment across the urban core.

Golden Hill has become one of San Diego’s most desirable urban neighborhoods, known for its historic character, vibrant dining scene, and prime location near Downtown, Balboa Park, and major employment centers. Strong housing demand, ongoing investment, and improved transit continue to drive the neighborhood’s growth.

Blending historic charm with modern momentum, Golden Hill remains an attractive destination for residents, businesses, and developers, offering strong long-term investment potential.



Development Pipeline

- Home 2 | 130 Rooms Under Construction
 - Tru by Hilton | 133 Rooms Under Construction
 - Andia | 389 Units Under Construction
 - The Lawson | 180 Units Under Construction
- Logan Yards | 900 Units Proposed
 - 7th & A | 401 Units Proposed
 - Pinnacle Pacific Heights | 445 Units Proposed
 - 304 C St | 282 Units Proposed

**Partial List*

7,000+ multifamily units under construction and proposed within 2 miles of site.

ECONOMIC DRIVERS

Employment

- Naval Base San Diego
- San Diego Central Courthouse
- UCSD
- San Diego County
- Sharp Healthcare
- Qualcomm
- Scripps
- Illumnia

Tourism

- San Diego International Airport
- Port of San Diego
- 15,894 Hotels
- San Diego Zoo
- San Diego Safari Park
- Balboa Park

Entertainment

- Petco Park
- Gaslamp Quarter
- Convention Center
- Seaport Village
- Embarcadero
- Balboa Theatre

Education & Arts

- University of San Diego
- UC San Diego
- San Diego State University
- Point Loma Nazarene
- USS Midway Museum
- Maritime Museum
- San Diego Military Advisory
- National Defense

THE POST

230,000 SF Office

RIVERWALK

4,300 Residential Units
1M SF Class A Office
97 Acres Open Space

SDSU

1.6M SF Research Center
4,600 Units
95,000 SF Retail

UCSD HILLCREST

250,000 SF Medical

RADD

1.7M SF Lab/Retail/Office

TAILGATE PARK

1.4M SF Office
600 Units

SD INTERNATIONAL

Terminal & Gate Addition

SD BUS LINE

MARKET & 25TH

MARKET & 25TH

CONVENIENT URBAN CONNECTIVITY

Grant Hill offers exceptional connectivity to Downtown San Diego and the region’s major employment, entertainment, and transportation hubs. With immediate access to I-5, I-15, and State Route 94, along with nearby trolley stations and bus routes, residents and businesses enjoy seamless travel throughout the county. Just minutes from Downtown, Balboa Park, Petco Park, Naval Base San Diego, and the San Diego International Airport, Grant Hill’s central location continues to drive demand and enhance its long-term appeal.



GRANT HILL

Nestled in the heart of Golden Hill, San Diego, lies the charming neighborhood of Grant Hill, a hidden gem waiting to be discovered. As you explore Grant Hill, you’ll be captivated by its picturesque tree-lined streets, featuring a mix of architectural styles from elegant Victorian homes to contemporary townhouses. This diverse real estate landscape caters to various preferences, making it an ideal destination for families, professionals, and individuals seeking an enriching living experience.

One of the main attractions of Grant Hill is its central location. Situated just minutes from downtown San Diego, residents enjoy easy access to a wide range of cultural hotspots, dining options, and entertainment venues. Whether it’s exploring museums, attending concerts, or indulging in eclectic culinary delights, Grant Hill places the best of urban living at your doorstep.



THE
DEMOGRAPHICS

	1 Mile	2 Mile	3 Mile	5 Mile	10 Mile
Population (2025)	50,589	117,790	231,951	508,594	1,338,093
Population (2030)	51,524	119,419	234,314	512,479	1,344,632
Median Home Value	\$742,934	\$840,884	\$863,464	\$816,087	\$814,455
Households (2025)	21,484	51,907	98,202	199,300	496,402
Household Projection (2030)	21,946	52,788	99,410	201,165	499,271
Owner Occupied Households	3,608	13,287	28,018	62,418	210,755
Renter Occupied Households	18,338	39,501	71,392	138,748	288,517
Average Household Size	2.1	2	2.1	2.4	2.5
Total Consumer Spending	\$584.2M	\$1.6B	\$3.1B	\$6.3B	\$17.3B
Average Househould Income	\$98,225	\$113,541	\$116,061	\$111,932	\$121,128
Businesses	2,330	12,543	19,761	39,417	85,385
Employees	15,363	105,649	154,756	312,810	658,070

Grant Hill has the best view of the San Diego Bay
City of San Diego

WHY SAN DIEGO?

Year-round sunshine and a picturesque coastline define San Diego's exceptional quality of life.

Known for its thriving biotech and telecommunications industries, San Diego provides a robust economic environment that fosters innovation and growth. The city's diverse neighborhoods and upscale amenities cater to both businesses and their employees, making it an ideal location for companies seeking to attract top talent. The city's continuous growth and development further underscore its potential as a premier investment destination.

2ND

Largest City
in CA

\$14.4B

Visitor Spending
(2025)

8TH

Largest City
in the U.S.



Beyond its economic advantages, San Diego boasts an enviable lifestyle that seamlessly blends work and leisure. World-renowned beaches, cultural attractions like Balboa Park, and a vibrant dining scene offer endless opportunities for relaxation and entertainment. In San Diego, you can enjoy the perfect balance of professional success and personal well-being, making it a truly exceptional place to invest and grow your business. Seize the opportunity to be part of San Diego's rapid growth and dynamic market today.

Over 3.2 million residents in the region and approximately 1.6 million jobs, providing a deep employment base.

Home to one of the nation's busiest convention destinations, attracting millions of visitors annually.

Home to Balboa Park, one of the nation's largest urban cultural parks and the world-famous San Diego Zoo.

Known as "America's Finest City," San Diego enjoys nearly 266 sunny days each year.

San Diego, anchored by life sciences, biotech, defense, military, technology, tourism, healthcare, and higher education.

Market & 25th

upgsocal.com | 619-354-8525

Joe Brady

joe@upgsocal.com

Lic No 01908072



©2026 Urban Property Group, Inc. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

**MARKET
& 25TH**

